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Sussex County Planning & Zoning Commission

AGENDA

June 22, 2023

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 25, 2023

Public Comment

Other Business

<u>2021-15 Sandpiper Cover (F.K.A. Cobb Property)</u> Final Subdivision & Landscape Plan	BM
<u>2022-15 Lands of Gator & Associates, LLC</u> Final Subdivision Plan	KH
<u>S-22-26 What is Your Voice</u> Revised Preliminary & Final Site Plan	KS
<u>S-23-20 Frederick Ford</u> Revised Preliminary Site Plan	HW
<u>S-21-25 Cambria Hotel Amenities Site Plan</u> Preliminary Amenities Plan	KS
<u>Lands of Dr. Burton Aronoff</u> Minor Subdivision off a 50-ft Easement	KH
<u>Lands of David & Kelly Steele</u> Minor Subdivision off a 50-ft Easement	KS
<u>Lands of Marroquin & Ponce-Hernandez</u> Minor Subdivision off a 50-ft Easement	HW



Lands of Robert & Candy Nibblett, Jr. HW
 Lot Line Adjustment Plan & Minor Subdivision off a 30-ft Easement

C/Z 1393 Americana Bayside MR-RPC HW
 Potential Discussion as to Director’s Determination as to Compliance with Conditions of Approval

Old Business

2021-23 Stillwater Harbor BM
 A Coastal Area cluster subdivision to divide 57.107 acres +/- into one hundred and twenty-three (123) single-family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the north side of River Road (S.C.R. 312), approximately 0.3 miles northwest of Chief Road (S.C.R. 311). Tax Parcels: 234-34.00-79.00, 234-34.11-9.00, 234-34.11-9.01 & 234-29.00-226.01. Zoning: MR (Medium-Density Residential District) and GR (General Residential District).

C/Z 1973 Osprey Point Preserve, LLC BM
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium Density Residential District – Residential Planned Community to a MR-RPC Medium Density Residential District – Residential Planned Community to amend Change of Zone No. 1759 (Ordinance No. 2475) to include a 1.85-acre marina & restaurant amenity area for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 126.8795 acres, more or less. The property is lying on the southwest side of Old Landing Road (S.C.R. 274), within the Osprey Point Residential Planned Community, on the north end of Ethan Allen Drive, approximately 0.12 mile west of Old Landing Road (S.C.R. 274). 911 Address: N/A. Tax Parcels: 334-18.00-83.00, 83.17, 83.20, 83.21 & 1073.00 through 1289.00.

C/U 2421 Jonathan & Laura Brittingham
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 46.17 acres, more or less. The properties are lying on the south side of Phillips Hill Road (S.C.R. 472), approximately 0.63 mile west of Revel Road (S.C.R. 410). 911 Address: 22518 Phillips Hill Road, Millsboro. Tax Map Parcels: 133-19.00-21.00 & 22.00.

C/U 2437 James R. Powell
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for boat and RV storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 7.95 acres, more or less. The property is lying on the north side of Burton Farm Road (S.C.R. 373) and the west side of Blackwater Road (S.C.R. 374) at the intersection of Burton Farm Road (S.C.R. 373 and Blackwater Road (S.C.R. 374). 911 Address: 34309 Burton Farm Road, Frankford. Tax Map Parcel: 134-15.00-19.02 (p/o).

C/Z 1982 Peninsula Lakes, LLC
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an MR-RPC Medium Residential–Residential Planned Community District to an MR-RPC

Medium Residential–Residential Planned Community District and to amend conditions of approval of Change of Zone No. 1474 (Ordinance No. 1572) relating to the requirement to provide a park and ride facility for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.2 acres, more or less. The property is lying on the west side of Bay Farm Road (S.C.R. 299) and the east side of Starling Lane, approximately 0.56 mile southeast of John J. Williams Highway (Route 24). 911 Address: N/A. Tax Map Parcel: 234-29.00-248.04.

2022-23 Showfield

KS

A request to amend the Conditions of Approval for subdivision reference 2014-2 Showfield, to include gated access at Monroe Avenue Ext. to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County. The property is located within the 166 Lot Showfield Subdivision, on Monroe Avenue Ext., approximately 187.3 feet from the intersection of Battlemixer Drive and Monroe Avenue Ext. 911 Address: N/A. Tax Map Parcel: 335-8.00-51.00. Zoning District: AR-1 (Agricultural Residential).

C/Z 1979 J.G. Townsend, Jr. & Co.

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR Medium Residential District for a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 25.56 acres, more or less. The property is lying on the east side of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267), at the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: 16673 Kings Highway, Lewes. Tax Map Parcel: 335-12.00-3.00 (p/o).

C/U 2359 J.G. Townsend Jr. & Co.

KS

An Ordinance to grant a Conditional Use of land in an MR (Medium Residential District) for multi-family (102 units) to be located on a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 25.56 acres, more or less. The property is lying on the east side of Kings Highway (Rt.9) and the south side of Gills Neck Road (S.C.R. 267), at the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: 16673 Kings Highway, Lewes. Tax Map Parcel: 335-12.00-3.00 (p/o).

Recess

Public Hearings

C/U 2396 Noel Bowman

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a personal training & martial arts school to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.23 acres, more or less. The property is lying on the northeast side of Wilgus Cemetery Road (S.C.R. 381A), approximately 0.42 mile west of Bayard Road (S.C.R. 384). 911 Address: 34615 Wilgus Cemetery Road, Frankford. Tax Map Parcel: 533-6.00-115.08.

C/U 2400 Kent Walston, LLC

BM

An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family dwellings (5 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.4 acres, more or less. The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 350 feet north of

Jefferson Bridge Road (S.C.R. 361A). 911 Address: N/A. Tax Map Parcel: 134-17.07-173.02.

C/U 2403 Beach Buggies, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend conditions of approval for Conditional Use No. 1492 (Ordinance No. 1653), relating to contracting work, office work, and general business to be conducted on the site, and also relating to occupancy of the units as a principal place of business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 10.80 acres, more or less. The property is lying on the south side of Lighthouse Road (Rt. 54), approximately 0.41-miles northwest of Dickerson Road (S.C.R. 389). 911 Address: 38288 London Avenue Unit 51, Selbyville. Tax Map Parcel: 533-18.00-61.01 (p/o).

C/Z 1988 Jeffrey & Linda Babinski

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 0.75 acre, more or less. The property is lying on the west side of Delaware Drive (S.C.R. 16C), approximately 566 feet south of Hickman Road (Rt. 16). 911 Address: N/A. Tax Map Parcel: 530-9.00-57.03.

Additional Business

- Recognition of Commissioner's Service to Sussex County

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 15, 2023, at 2:45 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The County provides a dial-in telephone number for the public to comment during the appropriate time of the meeting. **Note, the online stream experiences a 30-second delay.** Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under Public Hearings on this agenda.

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, June 21, 2023.

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